

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, January 4, 2016 – 10:30 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Garland Wilson, *Vice Chair*
Charlotte Ventola, *Secretary*
Denise Garbacz
Michael Haymans
Vanessa Oliver
Delmar Wooden

Staff Present

Commissioner Ken Doherty
Debrah Forester, *Redevelopment Manager*
Matt Trepal, *Community Development*
Kathy M. Knee, *Recorder*

Members Absent

I. Call to Order

Chairman Herston called the January 4, 2016 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10:32 a.m. in Room 119 of the Charlotte County Administration Building.

II. Pledge of Allegiance

Chairman Herston led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call/Determination of Quorum

Roll call was taken by Charlotte Ventola. A quorum was present. Jim Herston reported he spoke with Bill Schmitz who is still recuperating from an auto accident but is doing better.

IV. Additions/Deletions to Agenda – None.

V. Approval of Minutes

A Motion was presented by Charlotte Ventola, seconded by Garland Wilson and unanimously approved to accept the Minutes of the December 7, 2015 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written.

VI. Public Comments - None.

VII. Development Review Report - Jim Herston noted he did not pick up reports from Permitting but there was nothing major going through for the CRA at this time.

VIII. Old Business

Harbor Walk Update – Debrah Forester reported staff received additional minor comments from FDOT regarding the management of traffic during the construction of Phase 1B, which will be addressed. Staff is hoping to get the Local Area Plan Agreement approved by the BCC by the end of January and approval will allow moving forward on construction. This project has been under permit review for the last couple of months and permits approval by the agencies is final step.

Ms. Forester reported at last meeting staff would be going to the BCC regarding the purchase of property at foot of bridge. That item was pulled from the BCC agenda because the property owner received a higher bid.

Land Development Regulations Review – Matt Trepal began LDR discussion on signage, bottom of Page 23 of strike-through copy. Action items are listed in Debrah Forester's memo dated October 18. Mr. Trepal noted the County's sign ordinance has changed significantly but he did not incorporate these changes into the CRAs sign ordinance. Mr. Trepal recommends starting with the

County's sign ordinance, which includes the required updates that meet the new Supreme Court decisions, and then add any special requirements the Committee wishes to have in the Charlotte Harbor CRA. A copy of Ms. Forester's memo and a comparison of sign code regulations were previously sent to the Committee members. Discussion followed.

A Motion was presented by Michael Haymans and seconded by Vanessa Oliver to adopt the new County sign ordinance as the CRAs basis and make those changes deemed appropriate by the Charlotte Harbor CRA Advisory Committee for the Charlotte Harbor CRA.

Discussion followed regarding signage on US41 and whether to start with the County code as a basis for Charlotte Harbor and then tighten or relax as needed.

Mr. Trepal noted that when the new County sign code was adopted the biggest changes were in the amount of signage you could have and the size of the signs; both were increased. Now you can have a higher number of signs, larger sized signs and temporary signs such as banners and flags are now allowed. These changes include numbers that can be adjusted up or down for the CRA if the Committee deems appropriate.

Debrah Forester noted there is a consensus to start with the County code. She suggested the Committee go through the action items presented in her memo and advise Mr. Trepal if it should remain, be deleted or revised. Mr. Trepal could then go back in and incorporate changes and bring the document back to the Committee.

The Chairman called for a vote on the Motion to adopt the new County sign ordinance as the basis and make those changes deemed appropriate. Motion passed with a vote of 6-1; Chairman voting No.

The action items were reviewed and discussed. Seven items are listed in the Ms. Forester's memo and another action item was added last month with regard to height/width ratio.

- 1) Height of ground mounted signs. The CRA allows 15 foot for pole signs and 10 foot for monument signs. The County allows for 20 feet above the crown of the adjoining right of way. Keep as is. ***A Motion was presented by Michael Haymans, seconded by Vanessa Oliver and unanimously approved to leave Item 1 as is.***
- 2) Sign area. Existing Charlotte Harbor code allows for 25-75 square feet depending on zoning district. Maximum area size for County is 150 square feet for primary signs. There is currently an advantage for installing a monument sign. Consensus was to keep this incentive. Staff recommended to leave this item as is. ***A Motion was presented by Michael Haymans and seconded by Garland Wilson to have Item 2 allow for pole signs up to 100 sf and monument signs up to 130 sf in the Charlotte Harbor CRA. Motion passed with a 5-2 vote; Delmar Wooden and Chair voted No.***
- 3) Wall signs. Committee members and staff discussed what is considered a wall sign and a window sign. ***A Motion was presented by Michael Haymans, seconded by Vanessa Oliver and unanimously approved to allow the total sign bucket for wall signage to be 250 sf on any wall face; 25% may be used on windows, which amount is included in total bucket.***

Ms. Forester suggested this would be a good stopping point and Signage will be picked up at next month's meeting.

Hands Across the Harbor – Debrah Forester reminded everyone of the upcoming Hands Across the Harbor event on Saturday, January 30.

IX. New Business – None.

X. Correspondence/Communications

The following items were included in the meeting packet:

- Minutes from Punta Gorda CRA meeting of December 2, 2015
- Harbor Nissan newspaper article

XI. Public Comments – None.

XII. Staff Comments – Matt Trepal mentioned he took a call inquiring about upcoming land use changes from a representative of the owner of property on Melbourne and 41 across from RaceTrac. Mr. Trepal explained how zoning changes would affect that property, said he would send information and invited him to the meeting. The caller seemed satisfied with the answers.

The Chair asked Mr. Trepal to review the approval timeline. Once the sign items are completed, architectural standards will be reviewed. Mr. Trepal has a few questions and comments on the architectural standards but he has not changed them. Ms. Forester noted that if signage is finished up in February, architectural standards could be reviewed in March. All the changes will then be incorporated. An open house meeting could be held at the end of April. The public process could take place during May, June and July. Two BCC hearings will be required because a new zoning district is being created and uses are being amended. Final adoption should be achieved by the end of the summer. Rezoning will be going through at the same time; two public hearings will be needed for that too.

XIII. Attorney Comments – None.

XIV. Member Comments

- Denise Garbacz asked what impact the loss of the purchase of property will have on the Riverwalk. Ms. Forester noted that this is being investigated right now and an update will be given in the future. Mr. Herston noted the property is big enough to put up a building worth \$250 million, which means about \$1 million in TIF money to the CRA; if it goes to park, it's a park. It will all depend whether it stays private or goes public. Mr. Herston did not think it would affect the Riverwalk and it could possibly enhance it if the property stayed private.
- Vanessa Oliver thanked Debrah Forester and Matt Trepal for all their work. Great job.

XV. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, February 1, 2016 at 10:30 a.m., in Room 119 of the Charlotte County Administration Center, 18500 Murdock Circle, Port Charlotte, FL.**

XVI. Adjournment - There being no further business, the meeting **ADJOURNED at 12:25 p.m.**

Respectfully submitted,


Charlotte Ventola, Secretary

Approved: 2-1-2016

/kmk